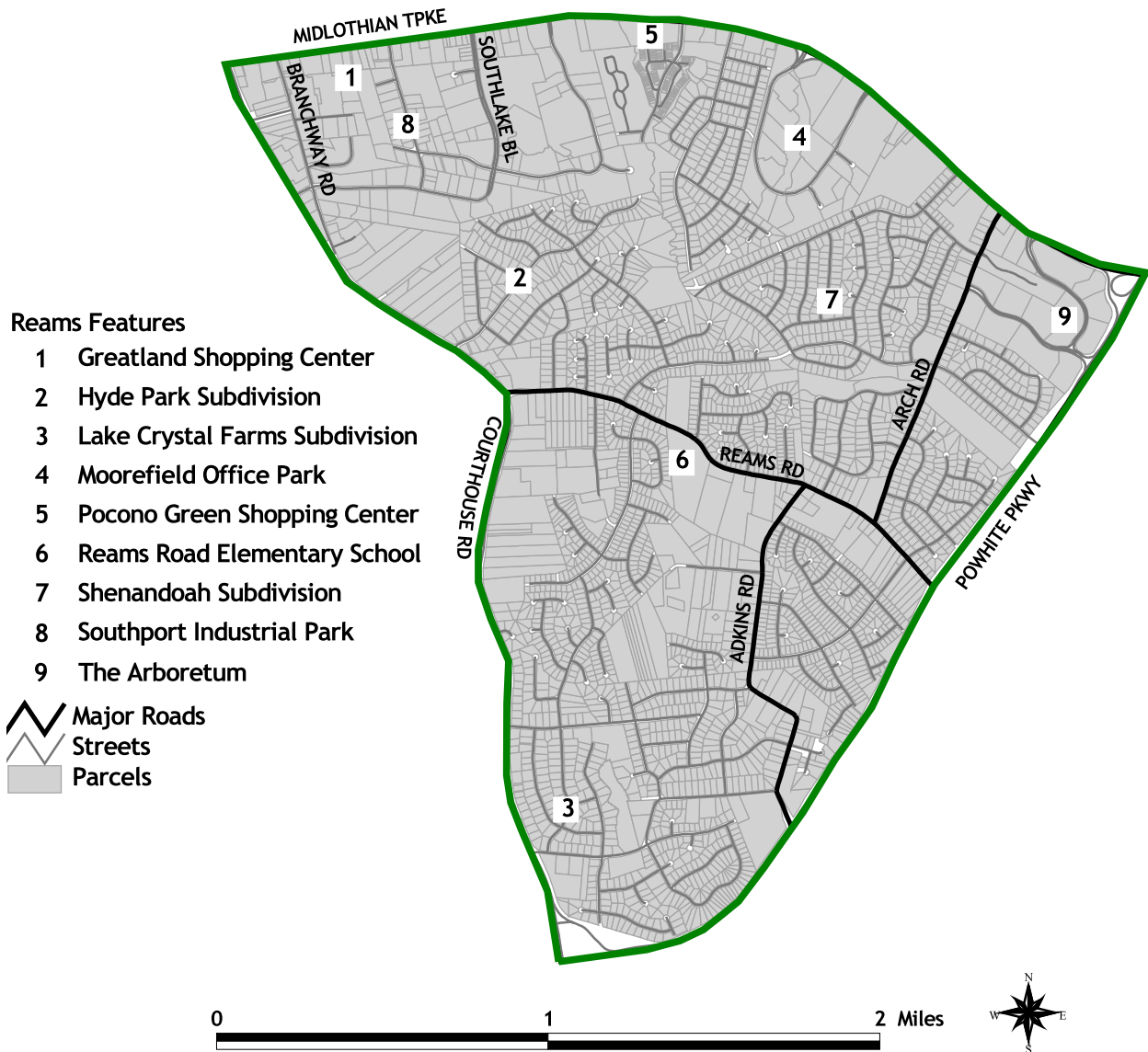


# Reams



# Reams Community Profile

(All data is for 2001 unless noted otherwise)



The Arboretum Office Complex

## Strengths (see notes on pages 71-72)

- Low housing turnover rate: 8.2%

## Challenges (see notes on pages 71-72)

- Low assessment trend from 1997 to 2001: +2.5% per year
- High rate of residential code enforcement complaints: .02 complaints per capita



House in Pleasant Ridge

## Community Characteristics

- Slight population decline from 1990 to 2002: -.5% per year
- Slow projected population growth rate from 2002 to 2008: +.5% per year
- High residential density: 1.3 units per acre
- Low residential development potential: 179 units
- Slow overall housing growth: +.4%
- Slow single family housing growth: +.5%
- High rate of business licenses: .11 licenses per capita



Reams Road Elementary School

## Reams Community Summary

POPULATION	YEARS	MEASURE	REAMS	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	-.6%	2.4%
Projected Annual Growth	2002-2008	% Increase	.5%	2.1%
<b>HOUSING</b>				
Density	2001	Units/Acre	1.3	.37
Multi-Family Units	2001	% of All Units	14.9%	15.1%
Owner Occupied Houses	2001	% of All Units	89.4%	88%
Renter Occupied Houses	2001	% of All Units	10.6%	12%
Median Age of Houses	2001	Years	25	18
Median House Size	2001	Square Feet	1580	1774
Single Family Housing Turnover	2001	% of All Units	8.23%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$129	\$224
Residential Code Complaints	2001	Per Capita	.0187	.0075
Single Family Housing Growth	2001	% Increase	.5%	2.4%
Multi-Family Housing Growth	2001	% Increase	0%	4.5%
Overall Housing Growth	2001	% Increase	.4%	3%
Development Potential	2001	New Units	179	45,328
Resale Housing Sales Prices	2001	Median	\$109,950	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	142%	139%
Annual Assessment Trends	1997-2001	% Increase	2.48%	4.48%
Assessment Trends	2000-2001	% Increase	4.38%	5.85%
<b>PUBLIC SAFETY</b>				
Police Calls For Service	2001	Per Capita	.5003	.4800
Group A Crime Incidents	2001	Per Capita	.0607	.0613
Violent Crime Incidents	2001	Per Capita	.0120	.0126
Property Crime Incidents	2001	Per Capita	.0301	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0142	.0165
Persons on Probation	2001	Per Capita	.0073	.0069
EMS Calls For Service	2001	Per Capita	.0550	.0668
<b>PUBLIC SCHOOLS</b>				
Public School Enrollment	2001	% of Population	17.2%	18.4%
<b>BUSINESSES</b>				
Business Licenses Issued	2001	Per Capita	.1079	.0587
Home-Based Businesses	2001	Per Capita	.0328	.0282
<b>COMMUNITY LIFE</b>				
Organizations	2001	Per Capita	.0026	.0018